

FOR SALE – LAND, BUILDING & IMPROVEMENTS

PRICE NEWLY REDUCED - \$5,300,000



CONFIDENTIAL OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

PACIFIC
COMMERCIAL REALTY ADVISORS

FRESNO, CA

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Table of Contents

- Location Overview
- Property Overview
- Market Aerial
- Demographics
- Property Photographs
- Disclosure

Terri Giovacchini

Associate Director

+1 559.433.3530

terri.giovacchini@paccra.com

Harry Gill

Sales Associate

+1 559.433.3544

harry.gill@paccra.com



**CUSHMAN &
WAKEFIELD**

PACIFIC
COMMERCIAL REALTY ADVISORS

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Location Overview

FRESNO, CALIFORNIA



FRESNO is located in central California, within a three hour drive from Los Angeles, the San Francisco Bay Area, and Sacramento. Fresno is California's 5th largest city.

The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production. Fresno County is known as the Agricultural Capital of the World producing 350 crops worth approximately \$6.8 billion.

Fresno County is home to several universities, such as California State University - Fresno, University of Phoenix, National University, Fresno Pacific University, Fresno City College, West Hills Community College, as well as an abundance of trade and technology institutions.

ECONOMIC HUB

FRESNO SERVES AS THE ECONOMIC HUB of Fresno County and California's San Joaquin Valley. Since the 2010 census, the population of Fresno County has grown by 3.6 percent. According to the California Department of Finance population projections, the county will grow to over 1 million residents by the year 2020.

972,297



**FRESNO COUNTY
POPULATION
(ESTIMATED)**

Property Overview

2017

COMPLETE REMODEL



±37,026 SF

LOT SIZE



±200,000

@ \$0.20
MARGIN



GALLONS MONTHLY

±\$100,000

@ \$0.39
MARGIN



STORE SALES MONTHLY

C-STORE

(4) FUEL
DISPENSERS
(8) NOZZLES



SALE PRICE: ~~\$5,500,000~~ \$5,300,000

PROJECTED INCOME FOR 2020 IS \$600,000.00 NET

Highlights

This high volume ARCO am pm is strategically located at the NWC of Kings Canyon and Winery. Situated in the South East Fresno retail corridor featuring several national tenants, such as Walmart, CVS, Walgreens, Big Lots, McDonalds, El Pollo Loco, Panda Express, and several other national and regional tenants. Also, Sunnyside High School and the Internal Revenue Service are located nearby and the biggest employer of this community.

MARKET AERIAL

Site

KINGS CANYON

S. CHESTNUT AVE

Logos: 7-Eleven, U-Haul, Oloro, BIG LOTS, 99c Only, Walmart Supercenter, Wing Stop, Papa Murphy's, Kings Canyon High School, Derrell's Storage, Excel Center, CVS, WinCo Foods, Mountain Mike's Pizza, Shoe Palace, Self-Help Federal Credit Union, BR, Dethrone, CVS Pharmacy, Panda Express, Advance America, Sally Beauty Supply, Planet Fitness, Dollar Tree, Ross Dress for Less, Jack in the Box, Little Caesars, KFC, Subway, Los Panchos, Blue Rhino, The Home Depot, Aaron's, Foods Co., Stanton Optical, Money Mart, Chase, Romeo's Pizza, Rally's, GameStop, McDonald's, Walgreens, and Medicine Shoppe.



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**

PACIFIC
COMMERCIAL REALTY ADVISORS

Demographics



TRAFFIC COUNTS:

- Kings Canyon Road 23,744 VPD
- S. Chestnut Avenue 24,337 VPD

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile	29,265
3 Miles	151,917
5 Miles	302,977



MEDIAN HOUSEHOLD INCOME

\$33,617
\$42,246
\$44,290



HOUSEHOLD (CURRENT)

8,349
40,754
88,349

Terri Giovacchini

Associate Director

+1 559.433.3530

terri.giovacchini@paccra.com

Harry Gill

Sales Associate

+1 559.433.3544

harry.gill@paccra.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Photographs



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Offering Memorandum Disclaimer

This Confidential Offering Memorandum (“Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement (the “Confidentiality Agreement”) signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in **4897 Kings Canyon, Fresno, California** (the “Project”), and is not to be used for any other purpose or made available to any other party without the prior written consent of Property Owner, or its exclusive broker, Cushman & Wakefield Pacific | Fresno. This Memorandum was prepared by Cushman & Wakefield Pacific | Fresno. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield Pacific | Fresno nor the Property Owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an “As Is, Where Is” basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser’s investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield Pacific | Fresno nor Property Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield Pacific | Fresno and Property Owner. Property Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Property Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Property Owner and any conditions to Property Owner’s obligations thereunder have been satisfied or waived. Property Owner has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield Pacific | Fresno in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield Pacific | Fresno is not authorized to make any representation or agreement on behalf of Property Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Property Owner and all parties approved by Property Owner and may be used only by parties approved by Property Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



Exclusively Offered By:

Terri Giovacchini

Associate Director
+1 559.433.3530
terri.giovacchini@paccra.com

Harry Gill

Sales Associate
+1 559.433.3544
harry.gill@paccra.com